

RETAIL/WAREHOUSE PROPERTY FOR SALE

1091 STARK ROAD

Starkville, MS 39759

SCOTT FARMER

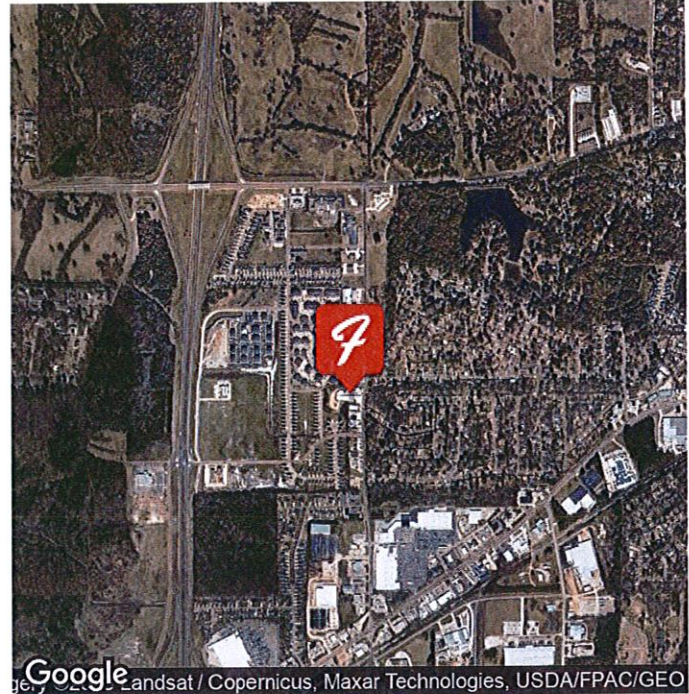
Broker/Owner
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FARMER COMMERCIAL PROPERTIES

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101 S Lafayette Street Ste 31
Starkville, MS 39759
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STARKVILLE, MS 39759



OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	41,938 SF
Available SF:	41,938 SF
Price / SF:	\$28.61

PROPERTY OVERVIEW

Starkville, MS - 1091 Stark Road. Prime Retail/Warehouse space located just off Hwy 12 West on Stark Road. Starkville is the home to Mississippi State University and the Mississippi State Bulldogs. Southeastern Conference (SEC) communities are growing leaps and bounds. Building presents at 41,938 SF. 32,877 .5 SF on the main level, 10,648.8 Sf on the upper level, and 1,587.5 SF on shop on north side. Features include updated showroom with 9 FT +/- ceiling height, warehouse with 18.5 FT +/- ceiling height, plus attached 1588 SF Shop on North side. Additional features include rear loading dock. This total site is situated on 3.40 +/- acres. This property could easily be divided for 3 Retail/Warehouse users, with excellent parking and outstanding ingress/egress. Lots of development throughout this area. Your new business would have an "instant impact" to the Starkville community and students with this location.

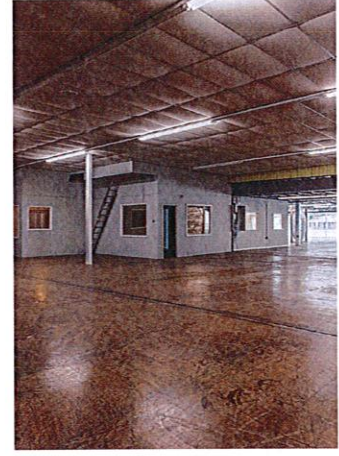
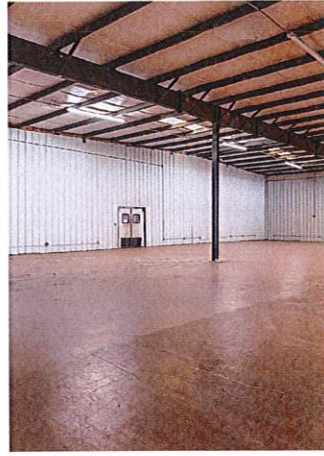
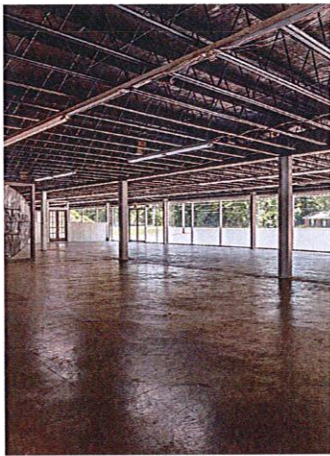
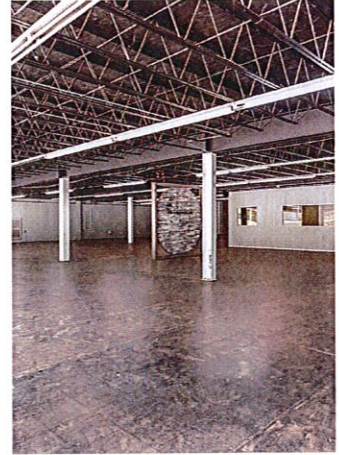
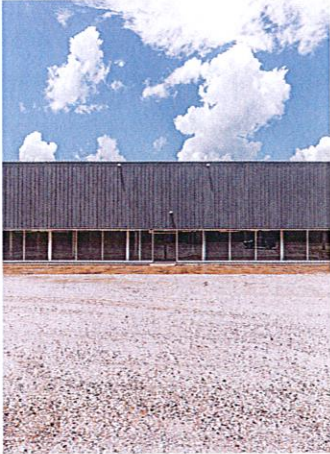
Directions - Starkville, MS, Hwy 12 W, right on Stark Road, property located on the left.

for more information contact:

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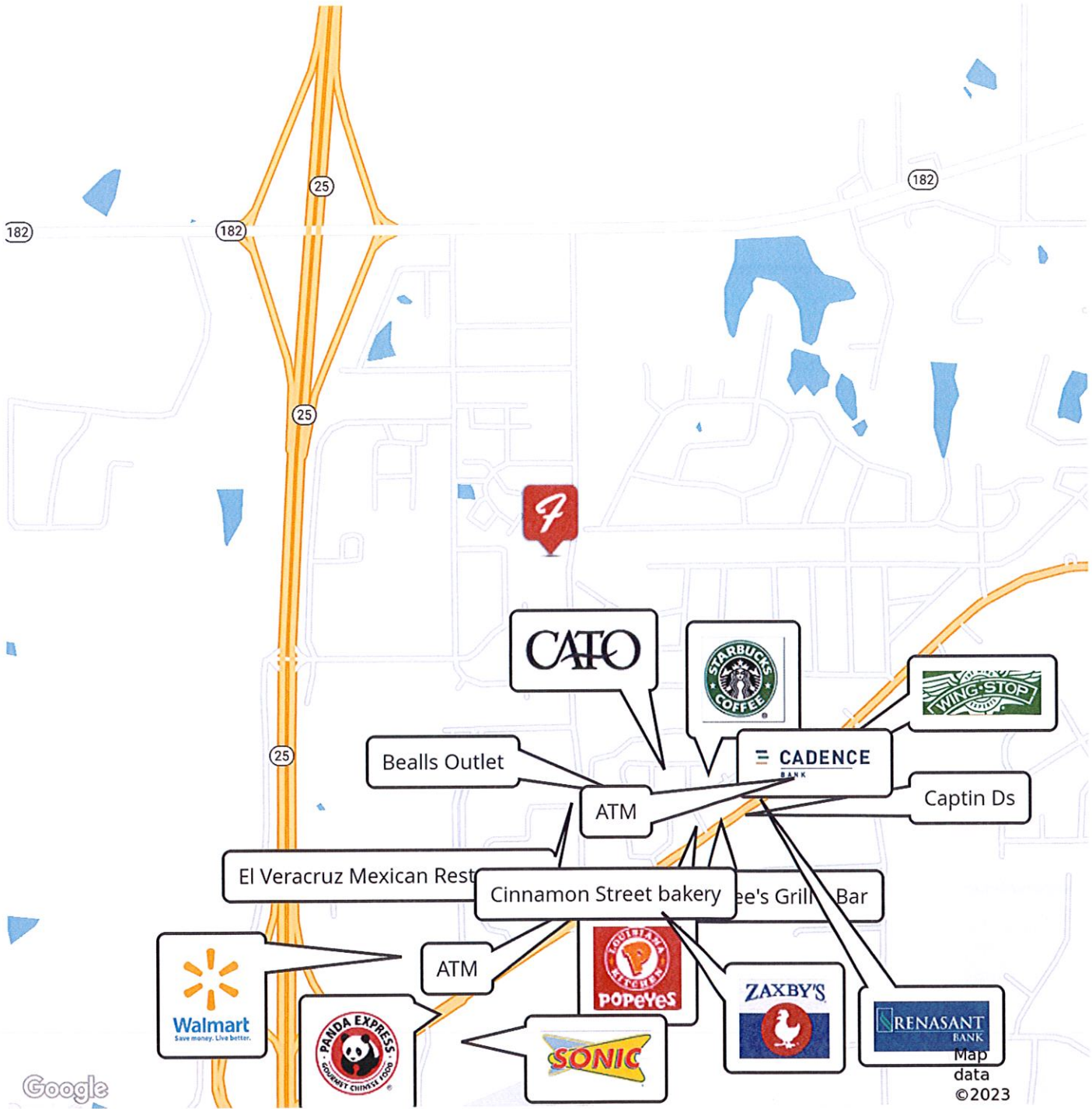
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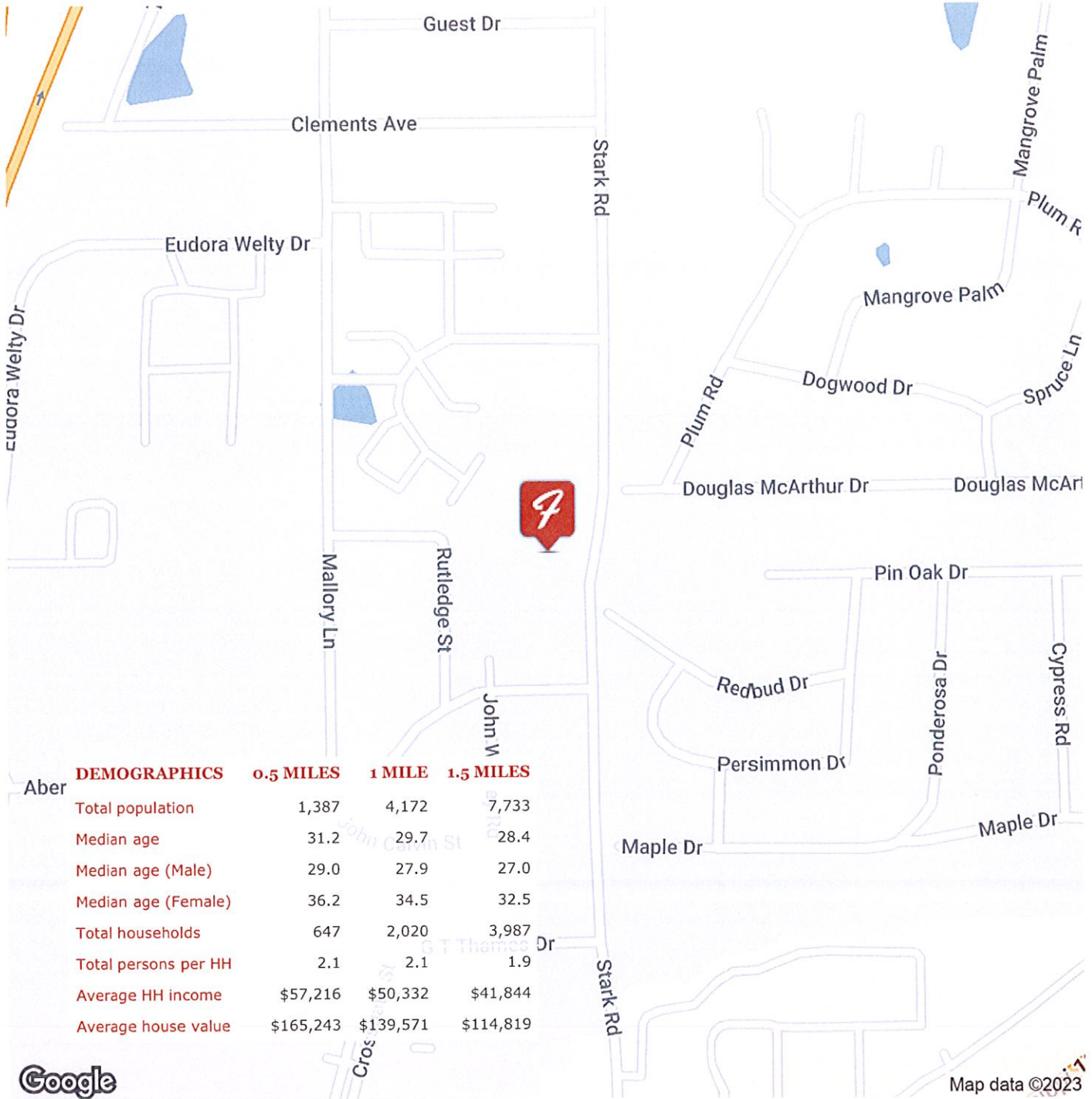


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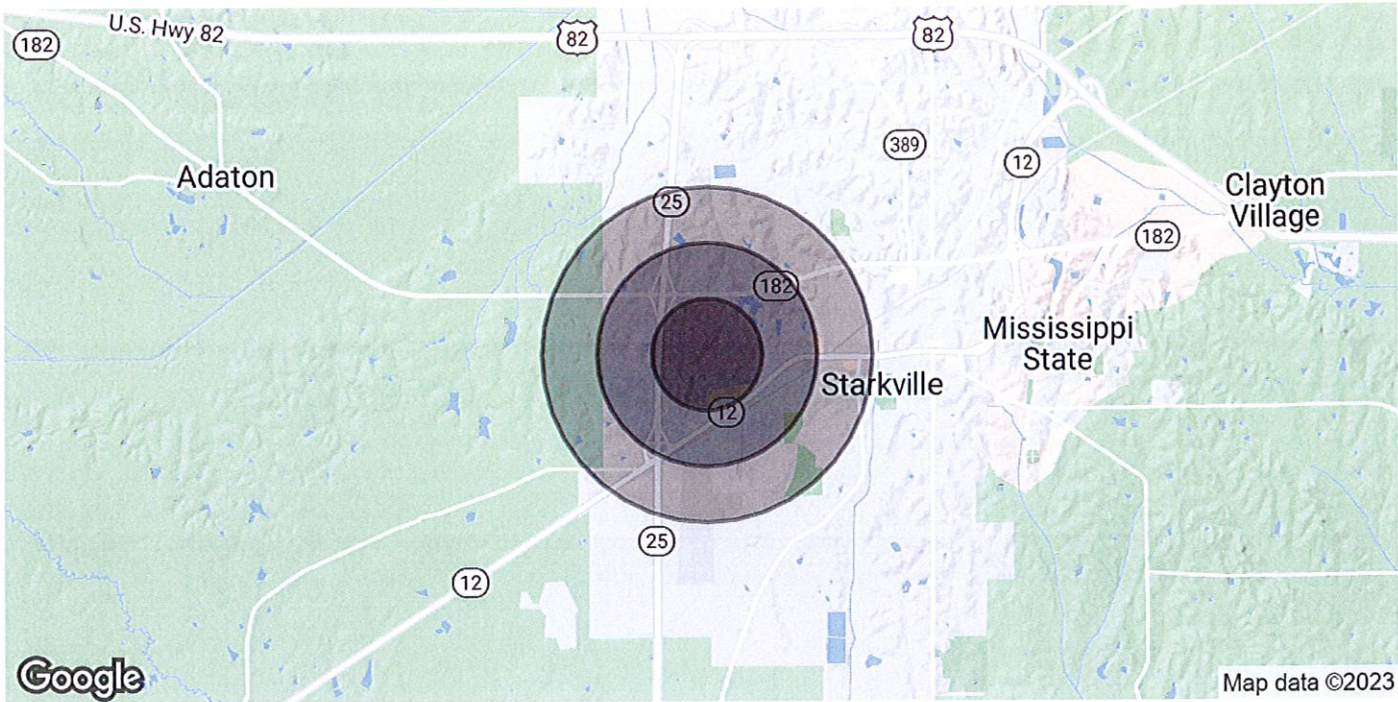
Map data ©2023

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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,387	4,172	7,733
Average Age	31.2	29.7	28.4
Average Age (Male)	29.0	27.9	27.0
Average Age (Female)	36.2	34.5	32.5

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	647	2,020	3,987
# of Persons per HH	2.1	2.1	1.9
Average HH Income	\$57,216	\$50,332	\$41,844
Average House Value	\$165,243	\$139,571	\$114,819

* Demographic data derived from 2020 ACS - US Census

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